

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Somavarappadu Gram Panchayat (covered by the Master Plan of Eluru Municipality) – Certain variation to the Master Plan - Change of land use from Agricultural use zone to Residential use in R.S.Nos.159/3 (Part) and 163/3 of Somavarappadu Gram Panchayat, Denduluru Mandal, West Godavari District to an extent of Ac.5.50 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 475

Dated:1.11.2010.

Read the following:-

1. G.O.Ms.No.312 MA., dated 25.7.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4192/2008/R, dated 10.9.2008.
3. Government Memo.No.15599/H1/2008-1, Municipal Administration and Urban Development Department, dated 16.7.2010.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No.359, Part-I, dated 19.7.2010.
5. From the Panchayat Secretary, Somavarappadu Gram Panchayat, letter dated 14.9.2010 together with its enclosures.
6. Government Memo. No.15599/H1/2008-2, Municipal Administration and Urban Development Department, dated 25.9.2010.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4192/2008/R, dated 23.10.2010.

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ORDER:

The draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975 was issued in Government Memo. No.15599/H1/2008-1, Municipal Administration and Urban Development Department, dated 16.7.2010 and published in the Extraordinary issue of A.P. Gazette No. 359, Part-I, dated 19.7.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 23.10.2010 has stated that the Panchayat Secretary, Somavarappadu Gram Panchayat has informed that the applicant has paid an amount of Rs.44,515/- (Rupees forty four thousand five hundred and fifteen only) towards development charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Panchayat Secretary, Somavarappadu Gram Panchayat (covered by the Master Plan of Eluru Municipality), Denduluru Mandal, West Godavari District.

Copy to:

The individual through the Panchayat Secretary, Somavarappadu Gram Panchayat (covered by the Master Plan of Eluru Municipality), Denduluru Mandal, West Godavari District.

The District Collector, West Godavari District, Eluru.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.359, Part-I, dated 19.7.2010 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.159/3 (Part) and 163/3 of Somavarappadu Gram Panchayat (covered by the Master Plan of Eluru Municipality), Denduluru Mandal, West Godavari District to an extent of Ac.5.50 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agricultural use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975 is designated for Residential use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP.No.14/2010/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the site affected portion under road widening of existing 66 feet wide road to 80 feet to the Somavarappadu Gram Panchayat free of cost through registered gift deed.
8. The applicant shall maintain buffer zone / road along the existing canal.
9. The applicant shall take prior approval from the competent authority before taking up development activity.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 66 feet wide road, R.S.Nos.159/2 & 163/2.
East : Existing Canal, R.S.Nos.159/5 and 272.
South : R.S.No.159/4.
West : R.S.No.159/3 (Part).

T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER